

R-2

SINGLE FAMILY
 ½ Acre – 21,780sq'
RESIDENTIAL

PURPOSE

The R-2 Single-Family Residential District is composed of medium density single-family residential areas in the City where medium density residential development has occurred, or appears likely to occur. The regulations for the R-2 district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to medium density single-family residential use where adequate public water services are provided and individual private OSS facilities are located at each home.

Permitted Uses

- Adult Family Home
- One Family Dwelling, Attached
- One Family Dwelling, Detached
- Playground in conjunction with School, Park or Community
- Recreational Club
- Churches
- General Park Operations
- Golf Courses
- Power and Utility Easements (Underground Only)
- Public Agencies
- Public Facilities
- Public Parks
- Schools
- Special Events
- Trail Head Facilities
- Micro/Macro Antennas
- Parking Lots
- Crops, Trees and Vineyards
- Wind Generator Turbines

Accessory Uses

- Accessory Apartments
- Accessory Buildings
- Home Occupations
- Rental Rooms
- Private Swimming Pools

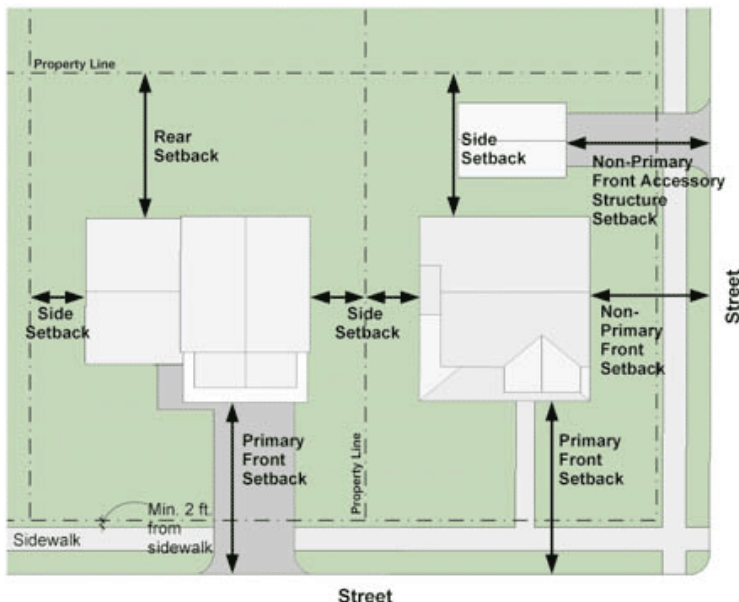
Special Permit

- Bed and Breakfast
- Daycare

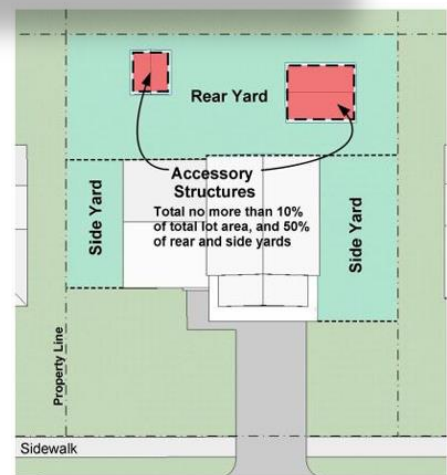
Residential Zoning Dimension Standards

| ZONING CLASS | MINIMUM LOT SIZE (Square Feet) | MAXIMUM DENSITY (Dwelling Unit/Lot) | Minimum Lot Width | SET BACK MINIMUMS | | |
|--------------|--------------------------------|-------------------------------------|-------------------|-------------------|------|------|
| | | | | Front | Side | Rear |
| R2 | 21,780 | 1 | 100 | 25 | 10 | 15 |

- Maximum height allowed 45'



Accessory Structures



Accessory Structures

All Accessory Structures shall be located behind the front edge of the Primary Structure

| ZONING CLASS | SET BACK MINIMUMS | | |
|--------------|-------------------|------|------|
| | Non-Primary Front | Side | Rear |
| R2 | 20 | 5 | 5 |